085.0	0006	0021.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	801,200 / 801,200
					USE VALUE:	801,200 / 801,200
					ASSESSED:	801,200 / 801,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
41		CRESCENT HILL AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MEAD MATTHEW ALAN
Owner 2:	HANLEY MARIAN PAIGE
Owner 3:	
Street 1:	41 CRESCENT HILL AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SCHILLING THAD F/JULIA B -
Owner 2:	-
Street 1:	41 CRESCENT HILL AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1898, having primarily Asbestos Exterior and 2240 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	9	Varied
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	401,400	800	399,000	801,200
Total Card	0.115	401,400	800	399,000	801,200
Total Parcel	0.115	401,400	800	399,000	801,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 357.68 /Parcel: 357.68

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 54121

GIS Ref

GIS Ref

Insp Date 08/30/18

!6983!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 085.0-0006-0021.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	401,400	800	5,000.	399,000	801,200		Year end	12/23/2021
2021	101	FV	389,600	800	5,000.	399,000	789,400		Year End Roll	12/10/2020
2020	101	FV	389,800	800	5,000.	399,000	789,600	789,600	Year End Roll	12/18/2019
2019	101	FV	290,700	800	5,000.	393,300	684,800	684,800	Year End Roll	1/3/2019
2018	101	FV	293,600	0	5,000.	302,100	595,700	595,700	Year End Roll	12/20/2017
2017	101	FV	293,600	0	5,000.	285,000	578,600	578,600	Year End Roll	1/3/2017
2016	101	FV	293,600	0	5,000.	262,200	555,800	555,800	Year End	1/4/2016
2015	101	FV	277,400	0	5,000.	245,100	522,500	522,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	04:49:27

LAST REV

Date	Time
09/11/18	11:08:59
apro	

PAT ACCT. 6983

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SCHILLING THAD	48076-412		8/30/2006		549,000	No	No		
MAHER LINDA B/T	39197-52		5/15/2003		415,000	No	No		
NADEAU LINDA B	34844-501		2/18/2002	Family	99	No	No		
	13277-130		3/14/1997	Family		No	No		Y

USER DEFINED

Prior Id # 1:	54121
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/19/2016	1000	Manual	12,300		7/19/2016			Replace deck board
8/14/2013	1232	Manual	1,000	C				
4/11/2012	349	Re-Roof	8,900					
3/17/2009	146	Redo Bas	12,600					
4/3/2008	312	Wood Dec	4,000			G9	GR FY09	6x4 deck along rea
5/14/1992	177		4,500					10X13 SCREEN PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
8/30/2018	Meas/Inspect	BS	Barbara S
1/13/2014	Info Fm Prmt	EMK	Ellen K
11/9/2008	Meas/Inspect	163	PATRIOT
12/19/2006	MLS	MM	Mary M
8/12/2003	MLS	MM	Mary M
1/20/2000	Mailer Sent		
1/20/2000	Measured	276	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	70.	1.14	6									399,000						399,000	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	399,000	Spl Credit		Total:	399,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1898	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.23593748
Const Adj.:	0.96890306
Adj $ / SQ:	155.675
Other Features:	94286
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	450038
Depreciation:	48604
Depreciated Total:	401434

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

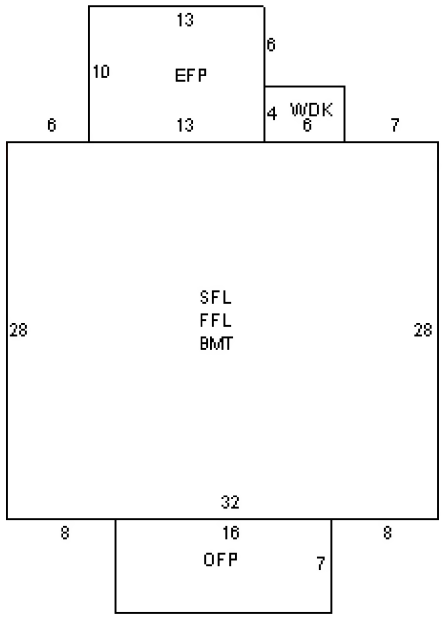
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	155.68
Special Features:	0	Val/Su Net:	135.88
Final Total:	401400	Val/Su SzAd	224.00

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	896	74.720	66,953
FFL	First Floor	896	155.680	139,485
SFL	Second Floor	896	155.680	139,485
EFP	Enclos Porch	130	46.670	6,067
OFP	Open Porch	112	30.260	3,389
WDK	Deck	24	15.500	372

Net Sketched Area:	2,954	Total:	355,751
Size Ad	1792	Gross Area	2954	FinArea	2240
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 085.0-0006-0021.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1980	0.00	T	31.2	101						
19	Patio	D	Y	1	14X15	A	AV	2008	4.04	T	8.8	101			800			800

More:	N	Total Yard Items:	800	Total Special Featues:		Total:	800

IMAGE

AssessPro Patriot Properties, Inc